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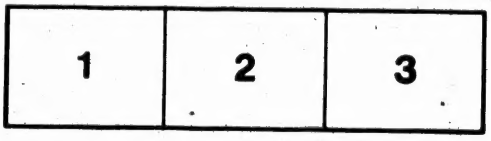

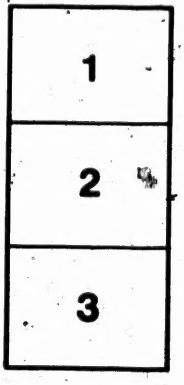

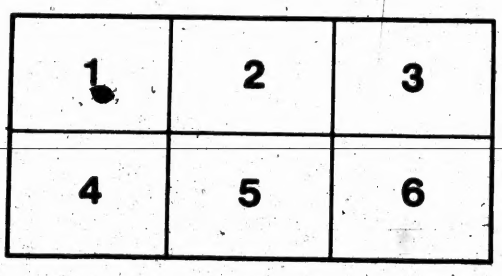

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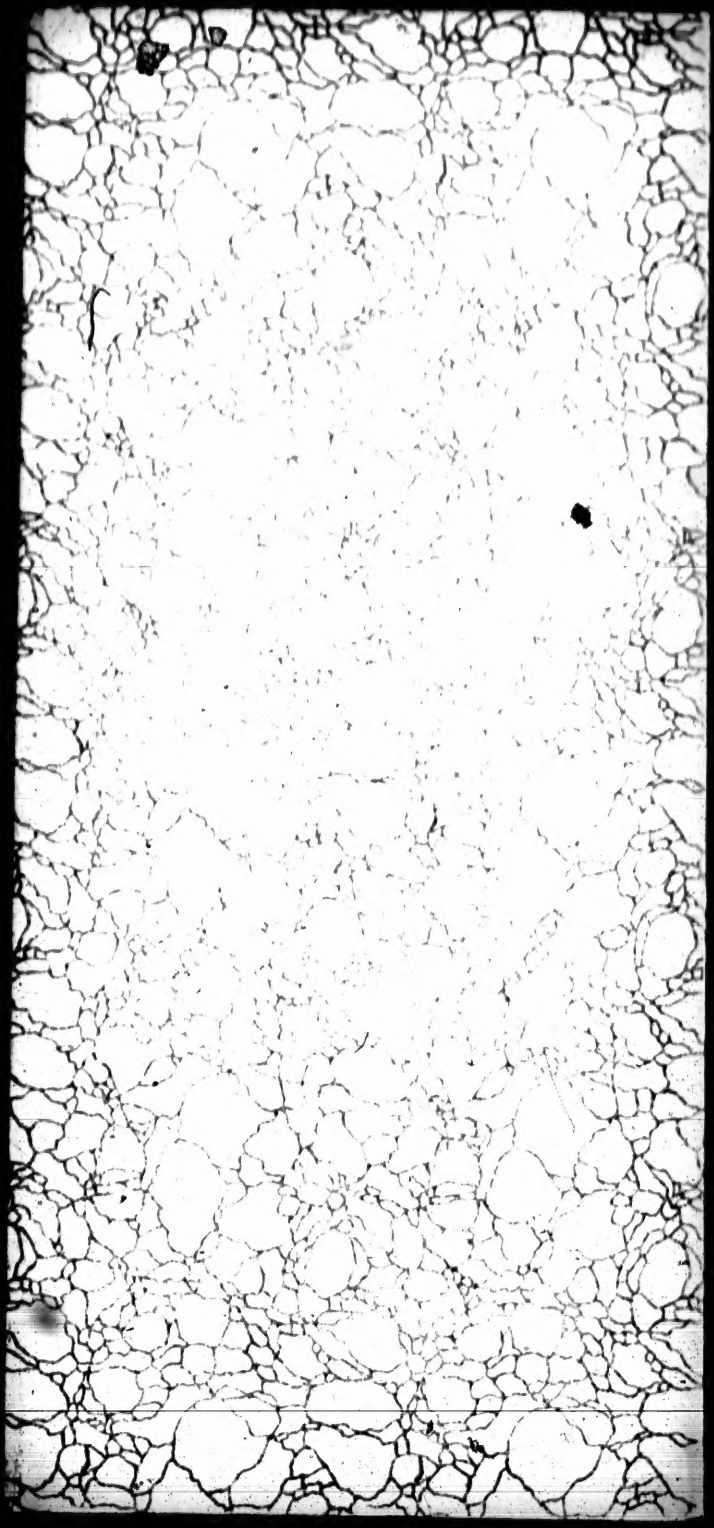

REPORT

OF THE

COMMITTEE

APPOINTED BY THE CONGREGATION OF

ST. JAMES' CHURCH.

6th January, 1830.

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At a Meeting of the Congregation of St. James' Church, Toronto, held at the City Hall, on Wednesday, the 16th day of January, 1839, pursuant to adjournment, the Committee appointed at the former Meeting made the following Report:

REPORT:

The first point to which their attention was directed was to obtain a statement of all debts due on account of the Church, and of the resources available, for the satisfaction of such debts, as well as the surplus which would remain available for the reconstruction of the Edifice.

Your Committee find the total debt contracted either on account of the building the late edifice or in the maintenance of Public Worship therein, to amount to the gross sum of £4325 9s. 8d.

The available funds for the satisfaction of this debt, and for the restoration of the building, amount in gross to £6637 4s. 9d. A portion of this, however, consists of debts due on account of Pews and Pew rents. The former item, if not realized, will not cause any ultimate loss, as the resale of the Pews not paid for will, in all probability, more than compensate for the primary deficiency—the latter item is not altogether so certain.

The available balance, therefore, will amount to £2311 16s. 1d. subject to the contingencies of reduction above mentioned. A balance sheet, shewing the particular items of debt and credit, is submitted herewith, marked A.

An idea having gone abroad, which came to the hearing of your Committee, that there were lands in town available for the renovation of the Church, as belonging thereto—your Committee felt it their duty to examine into this point. By a careful search in the proper offices they have ascertained that, with the exception of the land granted for the use of the Congregation for a Church yard and Burying-ground, the Parishioners have no right or claim whatever to the property, as all that is not so granted is particularly appropriated for the benefit of the Rector or Incumbent for the time being.

Your Committee are unanimously of opinion that all debts due on account of the building of the late Church, or incidental to the maintenance of Public Worship therein, according to the balance sheet submitted, should be discharged out of the first monies to be received applicable to that purpose, and that all such accounts should be finally closed.

The second point of enquiry to which your Committee directed their attention was, the mode of restoring or rebuilding the Church, with the probable expenditure attending the same.

The short time allowed for the enquiry, rendered it impossible for your Committee to obtain any plans and specifications. The estimates, therefore, are necessarily of a general character, and in truth the decision of these matters was felt to be more properly the province of a Building Committee, and was no farther pursued on the present occasion than was requisite to form a guide to your Committee in recommending a plan for raising the necessary funds.

From the reports of the Architects and Builders consulted by your Committee, it appears that the present walls may be so restored and brought into their original form and place as to fit them to receive the roof at an expense of somewhat less than £600. Their reports are appended hereto, and marked B, C, D E.

It appears to your Committee that this plan is recommended principally, if not entirely, on the assumption that the restoration of the Church at the least possible expense is the leading object—to which considerations of architectural improvement or of more permanent solidity are to be sacrificed. Your Committee have not, however, arrived at this conclusion, as regards the walls or exterior appearance of the Church—and, without expressing any opinion as to the best plan to be followed, they respectfully recommend that a large discretion should be given to the Building Committee in this respect.

On one point, however, your Committee feel it necessary to offer a decided opinion—the reason for which will appear in their report on the subject of Ways and Means. This is—that excepting the free sittings, the interior of the Church be laid out into Pews precisely as in the building recently destroyed, so that each owner of a Pew in the old Church may have the same situation and accommodation in the new—complying with the terms hereafter specified. The adoption of this recommendation will not interfere with any architectural improvements which may suggest themselves to the good taste of the Building Committee, and is absolutely indispensable to carry into effect the plan of your Committee for raising the necessary funds.

The estimated expense of restoring the Church externally and internally to the same appearance as before (exclusive of the painted window) may be stated in round numbers at £4600. From the information before them, your Committee are of opinion that for the sum of £6000 the walls might be perfectly renovated so as to ensure their durability, and the building itself be greatly improved in appearance and beauty—considerations which they respectfully submit ought not to be lost sight of on the present occasion.

The remaining subject of consideration with your Committee has been the mode of providing the necessary funds for meeting the expenditure consequent on the calamitous loss we have sustained. After much consideration the following plan suggested itself as the best in every respect for restoring the Church to its former state of comfort and accommodation—namely, that the recent Pew holders have their Pews restored to them in the same state as when first purchased, on paying one third of the original upset price, together with such arrears upon the former sale and accruing rent as may be still due.

It is proposed that to render these payments more easy, they be divided into three equal instalments—that is to say—the purchaser of a £50 Pew to pay £5 10 6, on being put in possession; the like sum of £5 10 6 with interest at six and twelve months—the instalments of the £40 and £25 would be £4 9 and £2 16, respectively All such Pews as remained originally unsold, or which shall not be taken by the purchaser on the terms proposed, to be hereafter sold at an upset price to be fixed by the Building Committee.

The balance remaining as available in the old accounts may be assumed subject to possible reduction as already explained at	£2300 0 0
There remain unsold, after leaving 58 for the Military and for free seats 100 Pews, which at the lowest upset price of £25, would realize,	2500 0 0
Estimated amount of Donations and of the thirds of Pews to be paid, as explained in the Archdeacon's Report and Address,	3500 0 0
Total ways and means for the restoration of the Church,	£8,300 0 0

Your Committee cannot close this Report without earnestly calling the attention of their fellow Churchmen to the magnitude and importance of the present enquiry; and they venture to express their firm conviction that in proportion to the exigency of the case will be the effort of the Congregation of St. James' Church to meet it. Never was there an occasion in which unanimity of opinion and active liberality of action were more necessary, or in which a stronger appeal could be made to all our better feelings as Members of Society or as Christians. As individuals interested merely in the general improvement of the City in which we reside, the restoration of St. James' Church is an object of no trifling value—but when to this is added the further consideration of the Service to which that Edifice is devoted, and its infinite importance to the future and eternal welfare of ourselves and our children—your Committee are deeply sensible

that it must and will obtain from us all exertions which no other cause could inspire.

All which is respectfully submitted,

WILLIAM H. DRAPER,
Chairman.

Committee Room,
15th Jan. 1839.

(A.)

BALANCE SHEET.

Congregation of St. James' Church, Toronto.

Dr.				Cr.			
To Bank of U. C.	£2312	5	6	By Debts on Pews sold	£1067	15	11
" Organ account	244	16	10	" Rents	500	0	0
" Savings Bank H.D.	350	0	0	" Dr. Hodges, Organist	49	5	10
" Rhodey, and other small accounts rendered, say	200	0	0	" Insurance	5000	0	0
" Churchwardens	313	7	4				
" Balance	2211	15	1				
	£6637	4	9		£6637	4	9

Available Balance.....£2211 15 1

(B.)

TORONTO, JANUARY 12, 1839.

GENTLEMEN:

In compliance with your request I have, with Messrs. Rutherford and Milburn, carefully examined the ruins of St. James' Church, and have the honor to present the following Report, which I trust will meet your approbation.

We found upon examination the West flank Wall had inclined inwards about four and a half inches, though in appearance a great deal more, and caused a fracture nineteen feet three inches from the top, or fifteen feet nine inches from the bottom or water table in an horizontal direction through several of the piers—the East Wall we could not examine so minutely, on account of

the bad state of the weather, but consider it worse than the West. With regard to reinstating them, it will be necessary to take down the centre of each flank to the fracture and rebuild the same; the walls might be forced into their original place by means of screws, but there is no means of uniting the fracture; it would be literally one wall standing upon another and always subject to vibration—it might stand a long time, but I would not recommend it.

The rough estimate for making good the Walls, Windows, &c. ready for the Roof, that is to say, shoreing up the walls, erecting scaffolding, taking down and rebuilding the Rubble Stonework, reinstating the Free-stone to Windows, taking down, cleaning bricks, and rebuilding the walls to Vestry and Robing room, with the walls of Lobbies, reinstating the cornice to Campenile or Tower, cleaning, scraping, underpinning, wedging in Bond Timber, &c. &c. throughout the building, including scaffolding, &c. &c,. amounts to £571 17s. 0—the parts of the building not enumerated we consider in a sound state.

There is no necessity for encreasing the height of the walls; they are sufficiently high at present for raising the windows and dividing them. I should recommend the method adopted by the late Mr. Soane, Professor of Architecture to the Royal Academy, London, which is by introducing a frieze and cornice with solid Transom, the cost of which would be about £100 0 0 more, according to a Plan I have drawn for your inspection.

I have likewise made a rough sketch shewing another way of using the old walls when reinstated, by introducing the Gothic or English style of Architecture, and raising the nave of the Church sufficiently to admit of another range of windows above the roof of the Lobbies which would have a very imposing appearance, this is the only method that can be judiciously applied to raise the building with effect; the walls of the nave should be erected upon cut stone cluster or octagon

columns, with Gothic arches turned in brick, with proper bond timber and plates to receive the rafters of the side aisles and galleries, likewise the roof that covers the nave, and a small pinnacle to be raised over each column in cut stone, the external walls above the gallery roof should be faced with cut stone, the roofs should be covered with copper or tin, and the gutters cut stone or cast iron; the external labels and pilaster caps should be of cast iron, painted to imitate stone, they would be cheap and very durable—the spire, &c. should be of cut stone. The Church and Spire finished complete would cost about £12,000, including the old walls and covering the roofs with tin.

I have the honor to be, Gentlemen,
Your humble obedient servant,
JOHN G. HOWARD.

To the Chairman of the Committee,
for St. James' Church.

(C.)

98 Newgate Street, Jan. 10, 1839.

Gentlemen:

The report which I submitted to the first meeting, bearing also the signature of Mr. Hill, had in view one object only, namely, the restoration of the present walls of St. James' Church, and I beg to reiterate the opinions therein expressed. under the divisions of this report, as directed by the Committee.

1st. The walls can be perfectly restored to their original appearance and position; but to accomplish which, it would be necessary to take down the inner brick walls, and about two feet of the flank, so that the plates, ceiling, joists, and the bearers of cornice may be properly rebuilt in; previous to the doing of which, it would be necessary to shore the walls so as to place them in their proper places, they being at present slightly col-

lapsed. After the walls are shorn into a perpendicular position, then the bond timbers, plates, &c. should be replaced and be well pinned, and where the floor joists were inserted the walls could be under-pinned if found necessary. When the repairs were completed the new roof should be placed on the walls previous to the shoring being removed, by which means they would be kept in their places, and very little burthened as the roof would be partly supported by the internal columns.

The restoration of the present walls, the taking down and rebuilding the upper parts of the flank walls, taking out, refitting and putting part new, sills, jambs and window heads—repairing the steps and platforms—taking down and rebuilding the whole of the internal brickwork, and rebuilding the chimney shafts, building new piers for the chimnies, building new sleeper walls, taking down the cornice and replacing the same on one side of the tower, and sundry repairs, will probably not exceed the sum of £500 currency.

2ndly. I am of an opinion that "increasing the height of the walls and dividing the windows into a double range" would produce a better architectural combination than that which the Church formerly presented; but by resorting to such an alteration, not much would be gained unless the walls were levelled to the underside of the present window sills, as the width of the present windows would not be consonant with the canons of proportion, which should be observed under the proposed modification of the original design.

The above proposed change in the elevations of the Church, would create an expense far beyond what the restoration of the walls would be; for, unless the rest of the building was in unison with the suggested improvements, the conceived object of the Committee would be only partially gained.

The probable amount of taking down the walls to the under side of the present window sills, and re-con-

structing them would not, most likely, exceed the amount of £2,500 currency.

Sedly: "Increasing the height of the walls and windows without dividing the latter," would I consider, be rendering disproportion more ungainly, and a distasteful design hideous. To increase the height of the walls would improve the proportions of the main body of the building; but the windows should be divided after the manner of several of the Metropolitan Churches of Great Britain, and I would instance the Church built by Sir John Soane, in the New Road, as being a beautiful specimen of arranging large windows in two compartments.

Under any circumstance, nothing really architectural or beautiful could be compiled, should the present tower and entrance be permitted to remain; they never could harmonize with either of the two modifications proposed by the Committee.

The destruction of St. James' Church would cease to be a calamity if the Committee should determine on commencing the re-edification, after an approved design, which could be erected on the present foundations. Unless such a course is resolved upon, it would be preferable that the old walls be restored, as any other step will be but a half measure, and unsatisfactory in the end.

The probable amount that would be required for taking down the walls to the under side of the galleries, that the timbers of the same might be rebuilt in, and to increase the height of the walls and windows, might be estimated at about £1,000 currency.

If any pecuniary circumstances should prevent the Committee from carrying into effect the well-suggested improvement of the two ranges of windows, I wish to be understood that I think it would be advisable to restore the old walls, as the cheapest and readiest method of securing to the congregation a place of worship; if, on the contrary, it should be determined on that an edifice more worthy the taste of the enlightened Congregation of St. James', it will ever be a decision which the Committee may look back upon with satisfaction.

The time allowed was too brief to enable me to submit sketches, and other data, but I have consulted sound practical men previous to drawing up this report, which is respectfully laid before you, by

Gentlemen,
Your obed. humble Servant,
THOMAS YOUNG,
Architect U. King's Col.

To C. Gamble, Esq.
Sec. of the Committee.

(D. E.)

Toronto, Jan. 11, 1839.

Gentlemen;

According to your request, we, the undersigned, have examined the walls of St. James' Church, and find them considerably injured by the late fire, so much that we consider it would not be advisable to put on the roof in their present condition, the west wall being drawn in four inches and a half out of the perpendicular, and the eastern wall seems to be more crippled than the west wall; both walls require to be taken down about twenty feet in the centre, and less in proportion as they approach the angles.

The inside of the walls that will not require to be taken down can be sufficiently repaired.

The brick walls at the northern angles require to be rebuilt, the cut stones in the windows are in bad condition, which will have to be nearly all replaced with new stones. The materials and labor will cost about £550 to make the walls sufficient to receive the roof.

We think the walls are not sufficiently thick for any additional height, so as to put a double range of windows in, but in consequence of so much dead work over the present windows, they can be raised three feet at a trifling extra expense, which would improve the ap-

pearance of the building, and give additional light to the galleries.

Gentlemen,

All which we respectfully submit for your consideration.

THOMAS MILBURN,
PETER RUTHERFORD.

P. S. The day after the conflagration took place, I examined the walls of the Church; I found the west wall had bent in considerably. I would recommend the walls to be stayed with as little delay as possible. I beg to state for the information and satisfaction of the Committee, that Mr. Rutherford's views were nearly the same as my own, which induced us to make out a joint report.

THOMAS MILBURN.

To C. Gamble, Esq.
Secretary.

Which being read, the following Resolutions were unanimously adopted:

1st—*Resolved*, That the Report of the Committee now read be adopted.

2nd—*Resolved*, That all debts due on account of the building of the late Church, or incident to the maintenance of Public Worship therein, according to the balance sheet submitted by the Committee, be discharged out of the first available funds, and that all such accounts be closed.

3rd—*Resolved*, That excepting the free sittings the interior of the Church be laid out into Pews precisely as in the former Edifice, so that each owner of a Pew in the Old Church may have the same situation and accommodation in the New.

4th—*Resolved*, That the recent Pew-holders have their Pews restored to them in the same state as when first purchased, on paying one third of the original upset price, together with such arrears on the former sales and accruing rent as may be still due.

5th—*Resolved*, That the Pews which remained originally unsold, or which shall not be retaken on the terms contained in the foregoing resolution, be sold at an upset price to be fixed by the Building Committee.

6th—*Resolved*, That a Subscription List be opened for the re-edification of the Church, payable in four instalments, to be called in at intervals of not less than three months, at the discretion of the Building Committee.

7th—*Resolved*, That a Building Committee be appointed for the restoration of St. James' Church, with power to obtain Plans and Specifications, and to adopt the best mode to carry the foregoing resolutions into effect, at an expense not to exceed £7000, and that such Committee consist of the Gentlemen who composed the Committee who prepared the foregoing Report, with power to add to their number.

8th—*Resolved*, That the thanks of the Congregation be presented to the Clergymen of the different denominations of Christians who have kindly offered the use of their Pulpits to the Rector of St. James' Church for the celebration of Divine Worship.

9th—*Resolved*, That the Report of the Select Committee be printed as well as the Report of Mr. Stanton.

10th—*Resolved*, That the thanks of the Congregation be presented to Mr. Stanton for his long, efficient and invaluable services.